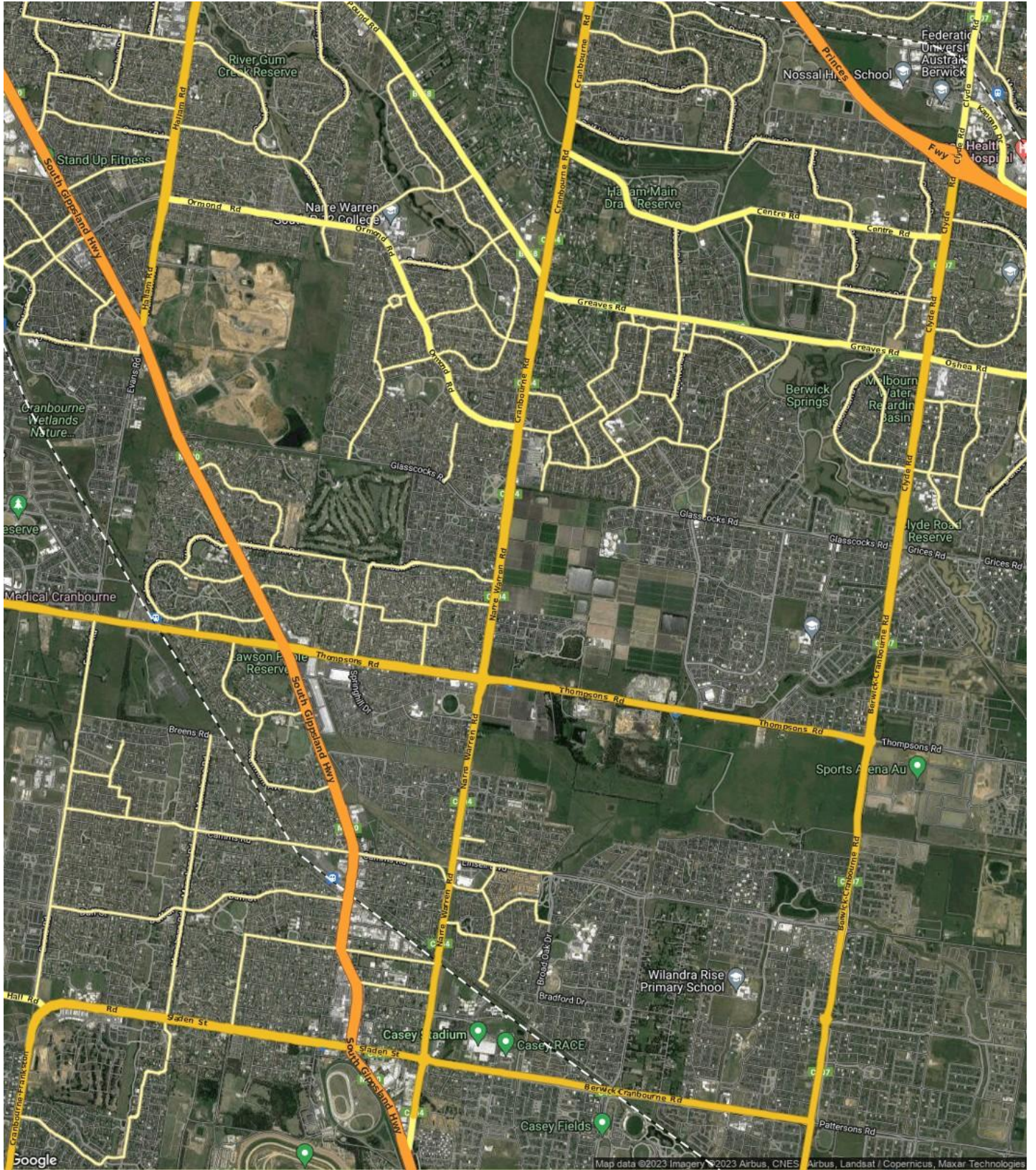


SUBURB FLYOVER REPORT

CRANBOURNE NORTH (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CRANBOURNE NORTH - Suburb Map



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CRANBOURNE NORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	286	\$ 210,000	0.0 %	\$ 95,000	\$ 400,000
2007	353	\$ 225,000	7.1 %	\$ 117,500	\$ 2,455,900
2008	424	\$ 188,000	-16.4 %	\$ 98,209	\$ 669,900
2009	522	\$ 278,000	47.9 %	\$ 113,000	\$ 1,044,100
2010	497	\$ 314,000	12.9 %	\$ 110,000	\$ 812,000
2011	299	\$ 345,000	9.9 %	\$ 122,000	\$ 700,000
2012	296	\$ 343,000	-0.6 %	\$ 145,000	\$ 695,000
2013	353	\$ 350,000	2.0 %	\$ 148,000	\$ 693,000
2014	340	\$ 355,000	1.4 %	\$ 210,000	\$ 864,000
2015	475	\$ 380,000	7.0 %	\$ 160,000	\$ 750,000
2016	470	\$ 440,000	15.8 %	\$ 195,000	\$ 960,000
2017	517	\$ 525,000	19.3 %	\$ 213,000	\$ 1,080,000
2018	396	\$ 590,500	12.5 %	\$ 65,000	\$ 2,360,575
2019	363	\$ 560,000	-5.2 %	\$ 260,000	\$ 8,200,000
2020	319	\$ 580,000	3.6 %	\$ 330,000	\$ 1,060,000
2021	503	\$ 650,000	12.1 %	\$ 287,500	\$ 1,175,000
2022	366	\$ 711,750	9.5 %	\$ 482,000	\$ 1,500,000
2023	233	\$ 696,500	-2.1 %	\$ 460,000	\$ 1,200,000
2024	0				

Median Sale Price
\$696k

Based on 233 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
-2.1%

Current Median Price: \$696,500
Previous Median Price: \$711,750

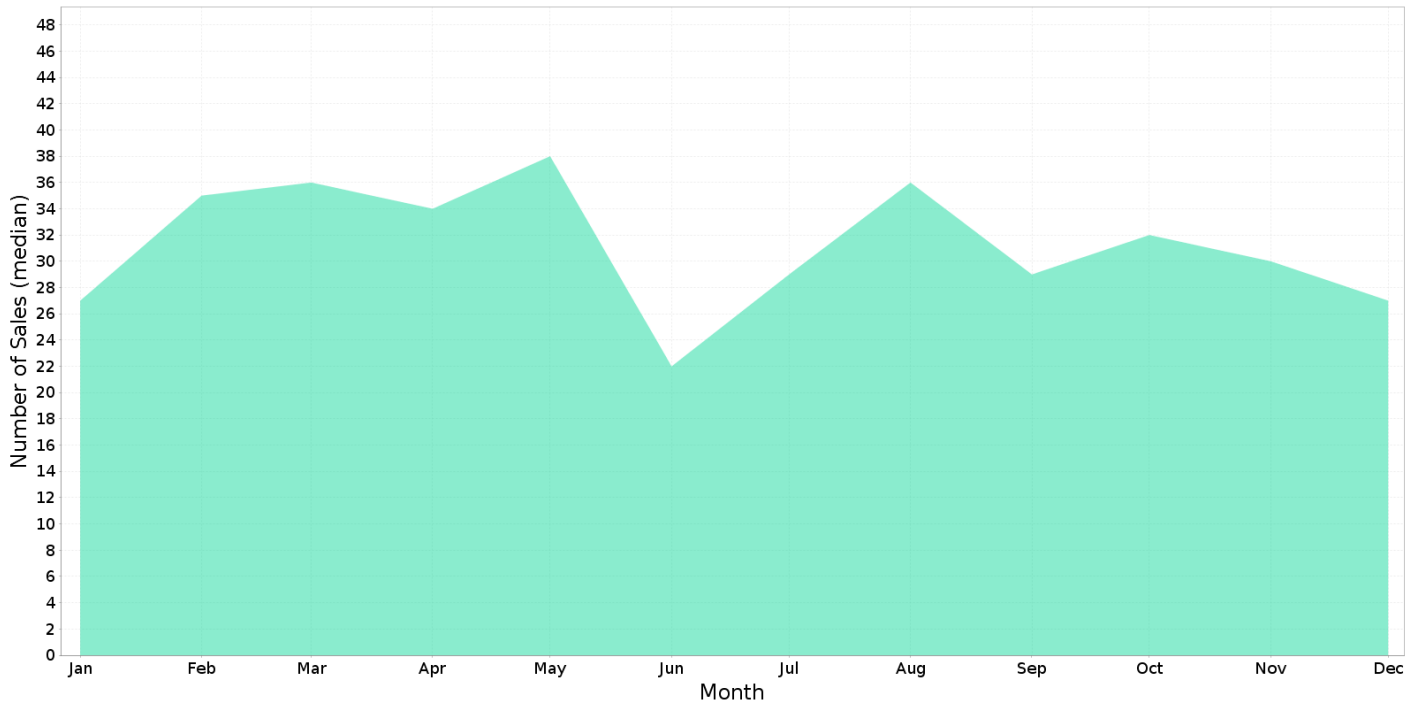
Based on 599 recorded House sales compared over the last two rolling 12 month periods



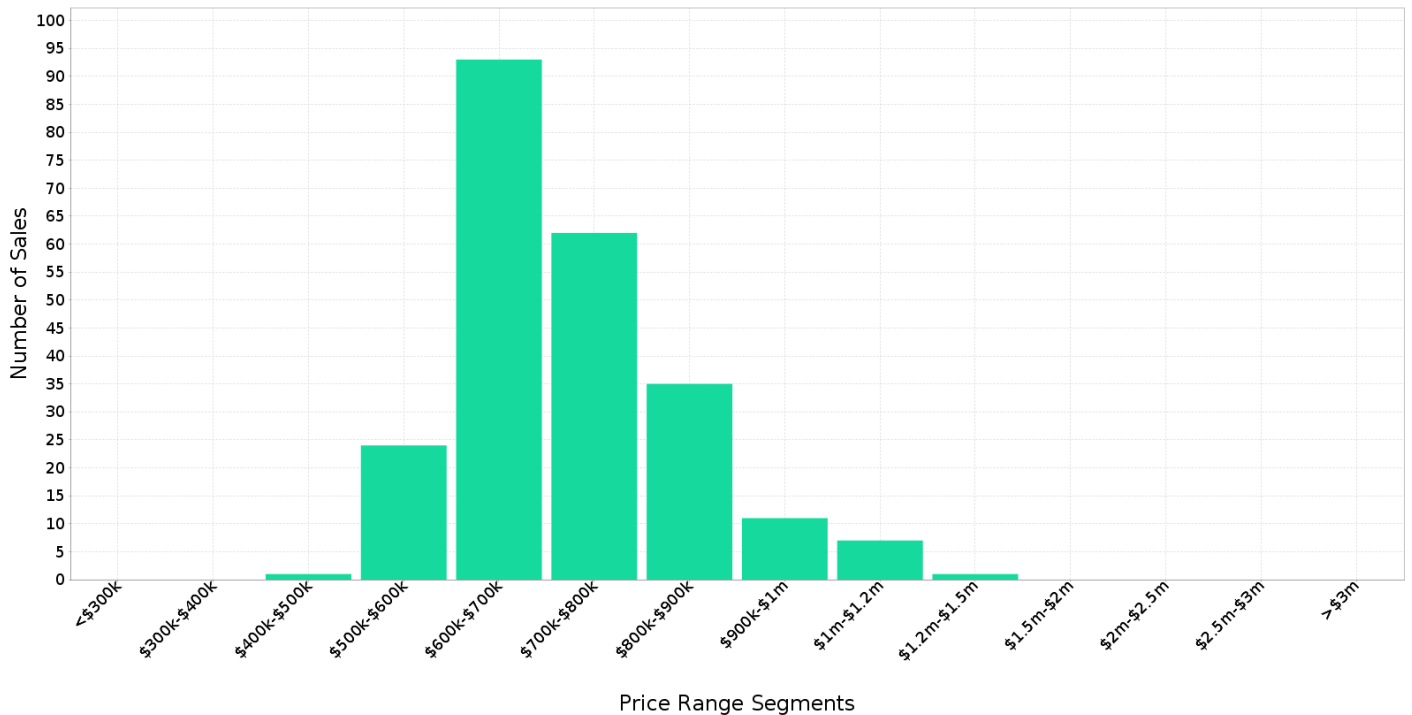
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CRANBOURNE NORTH - Peak Selling Periods (3 years)



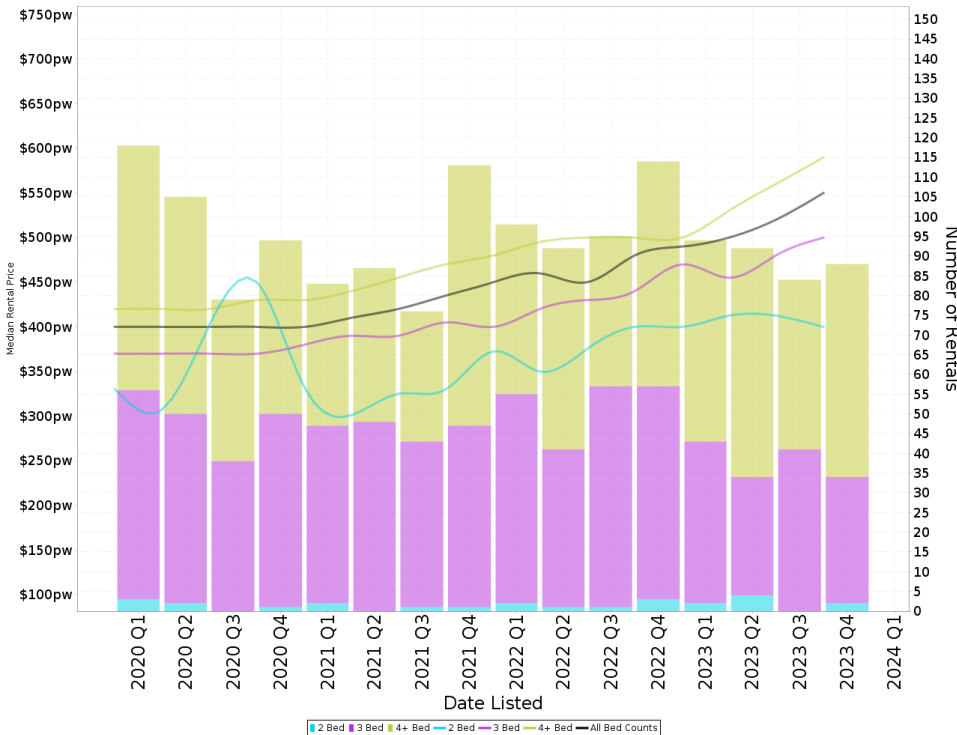
CRANBOURNE NORTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.1%

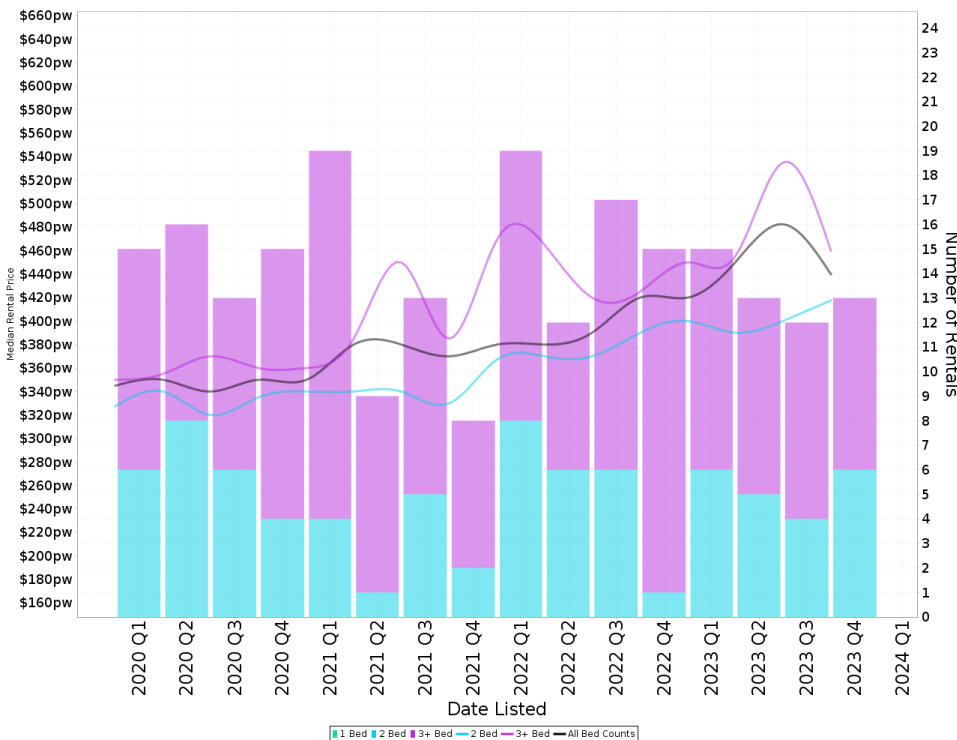
Current Median Price: \$696,500
Previous Median Price: \$711,750
Based on 599 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$696,500
Current Median Rent: \$500
Based on 358 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.4%

Current Median Price: \$507,000
Previous Median Price: \$500,000
Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$507,000
Current Median Rent: \$440
Based on 53 registered Unit rentals compared over the last 12 months.

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CRANBOURNE NORTH - Recently Sold Properties

Median Sale Price

\$696k

Based on 233 recorded House sales within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.1%

Current Median Price: \$696,500
Previous Median Price: \$711,750

Based on 599 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

233

Based on recorded House sales within the 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

12 MERLIN DR




\$810,000

Jan 2024
56 Days

448 m² 4 2 2

118 ROSSITER RTT



\$860,000

Jan 2024
88 Days

476 m² 4 2 2

26 WILLIAM THWAITES BVD




\$778,000

Dec 2023
20 Days

432 m² 4 2 2

4 PLAISTOW CRT




\$670,000

Dec 2023
65 Days

529 m² 3 2 2

8 LUPIN CRT




\$770,000

Dec 2023
88 Days

625 m² 4 2 2

41 TILDEN RISE

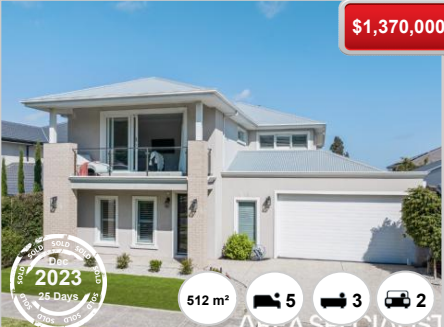


\$830,000

Dec 2023
13 Days

496 m² 4 2 2

46 TULLIALLAN BVD




\$1,370,000

Dec 2023
25 Days

512 m² 5 3 2

4 FORSYTH CRT



\$660,000

Dec 2023
18 Days

549 m² 3 2 2

14 LANSELL DR



\$661,750

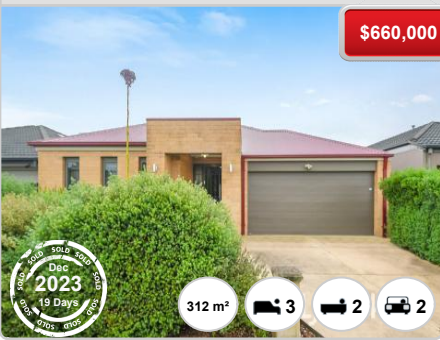
Dec 2023
21 Days

549 m² 3 2 2

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7 DELLINEA ST

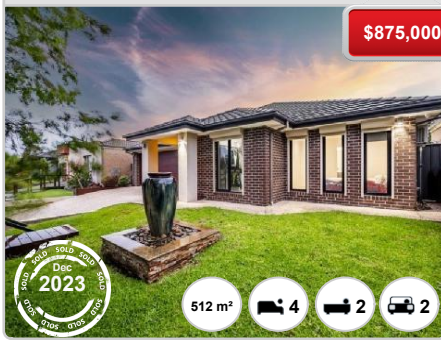


\$660,000



312 m² 3 2 2

7 GALENIA ST



\$875,000



512 m² 4 2 2

16 JOSEPHINE AVE

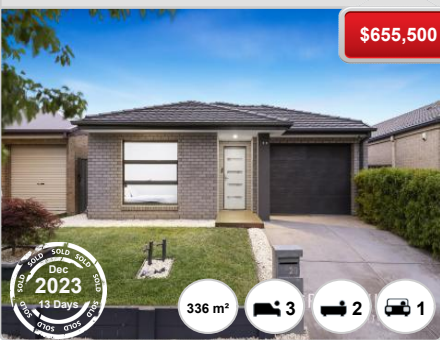


\$680,000



534 m² 5 2 2

20 MERLIN DR



\$655,500



336 m² 3 2 1

1/11 WILLS CT

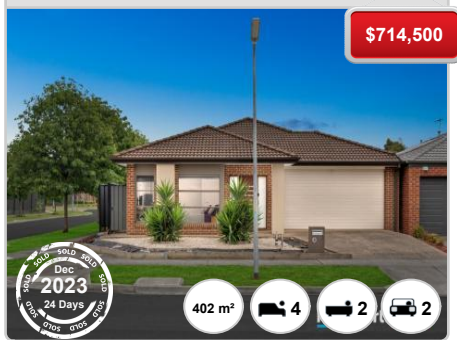


\$540,000



295 m² 3 1 1

6 WILKIEA CRES

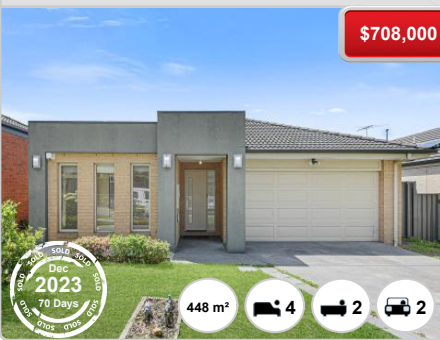


\$714,500



402 m² 4 2 2

6 SABEL DR

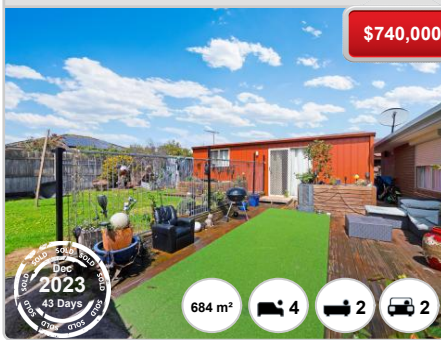


\$708,000

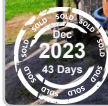


448 m² 4 2 2

12 RAPALLO WAY



\$740,000



684 m² 4 2 2

7 HINDMARSH CRT

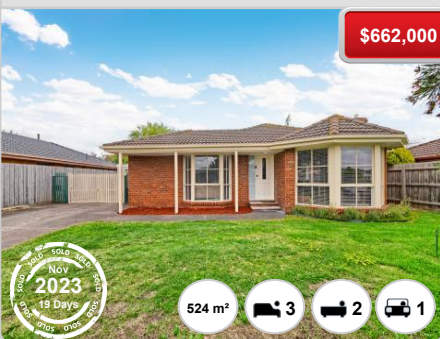


\$627,500



603 m² 3 2 1

14 ELDA CRT



\$662,000



524 m² 3 2 1

2 EVESHAM ST

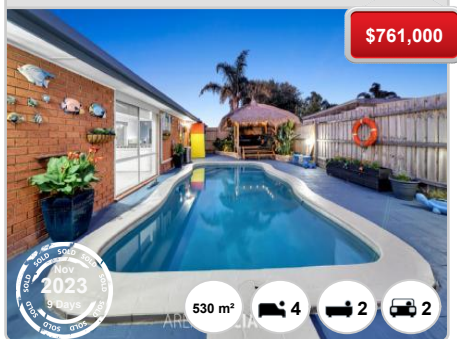


\$1,050,000



674 m² 4 2 2

14 LOWTHER CRT



\$761,000



530 m² 4 2 2

CRANBOURNE NORTH - Properties For Rent

Median Rental Price

\$500 /w

Based on 358 recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.7%

Current Median Price: \$696,500
Current Median Rent: \$500

Based on 233 recorded House sales and 358 House rentals compared over the last 12 months

Number of Rentals

358

Based on recorded House rentals within the last 12 months (2023)

Based on a rolling 12 month period and may differ from calendar year statistics

16 WESTMORELAND AVENUE

\$650 pw

624 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Jan 2024
1 Day

10 CUMQUAT COURT

\$450 Per Week

684 m² 3 2 1

FOR RENT FOR RENT FOR RENT
Jan 2024
2 Days

110 COURTENAY AVENUE

\$530 PW

551 m² 3 2 2

FOR RENT FOR RENT FOR RENT
Jan 2024
4 Days

39 LINDEN TREE WAY

\$460

309 m² 3 2 1

FOR RENT FOR RENT FOR RENT
Jan 2024
4 Days

33 COURTENAY AVENUE

\$460

376 m² 3 1 3

FOR RENT FOR RENT FOR RENT
Jan 2024
4 Days

34 ARBOURLEA BOULEVARD

\$650 per week

446 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Jan 2024
5 Days

3 POLBLUE STREET

\$620 per week

448 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Dec 2023
18 Days

16 ELKEDRA WAY

\$600

392 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Dec 2023
19 Days

1 VALENTINE LANE

\$575 pw

376 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Dec 2023
21 Days

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68 SABEL DRIVE

\$600

400 m² 3 2 2

2023 22 Days

1/11 RACHEL DRIVE

\$380

310 m² 2 1 2

2023 22 Days

30 GIPPS CRESCENT

\$450 per week

553 m² 3 1 2

2023 28 Days

APR SPECIALIST

6 ZETA CIRCUIT

\$420.00 Per

99 m² 2 2 1

2023 27 Days

26 DALZIELL CRESCENT

\$680 Per Week

282 m² 4 2 2

2023 27 Days

52 LINDEN TREE WAY

\$730pw |

360 m² 5 3 2

2023 28 Days

48 CHANTENAY PARADE

\$620 per week

423 m² 4 2 2

2023 28 Days

12 HEYWOOD CRESCENT

\$520 per week

578 m² 4 2 2

2023 28 Days

6 TUSMORE GROVE

\$600 weekly

552 m² 4 2 2

2023 30 Days

27 THOMPSONS ROAD

\$470 per week

701 m² 3 1 2

2023 29 Days

29 THOMPSONS ROAD

\$460 per week

679 m² 3 2 2

2023 29 Days

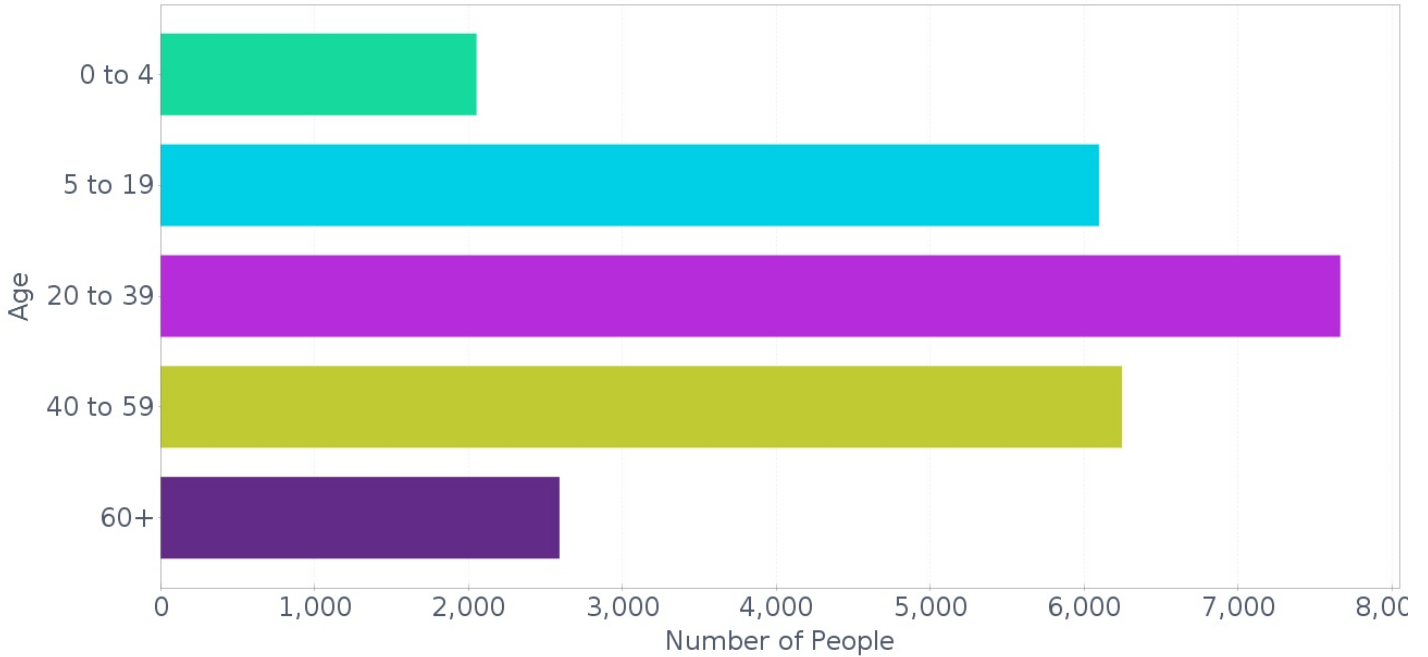
30 MARINER CLOSE

\$540pw |

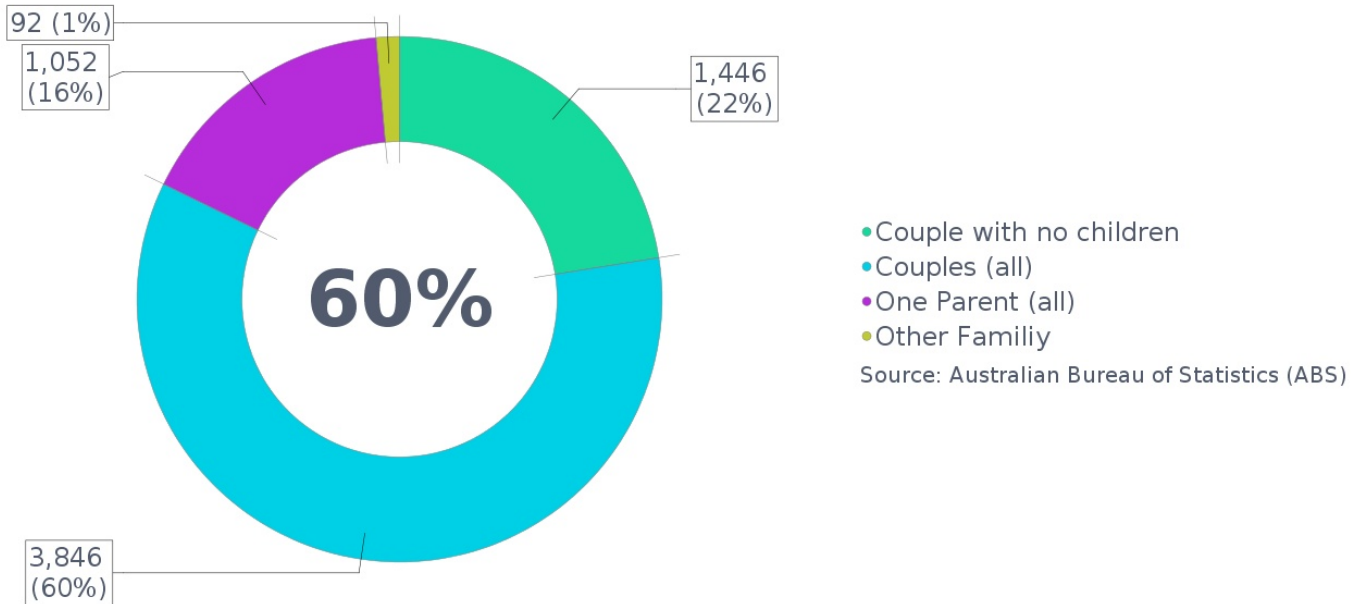
473 m² 4 2 2

2023 34 Days

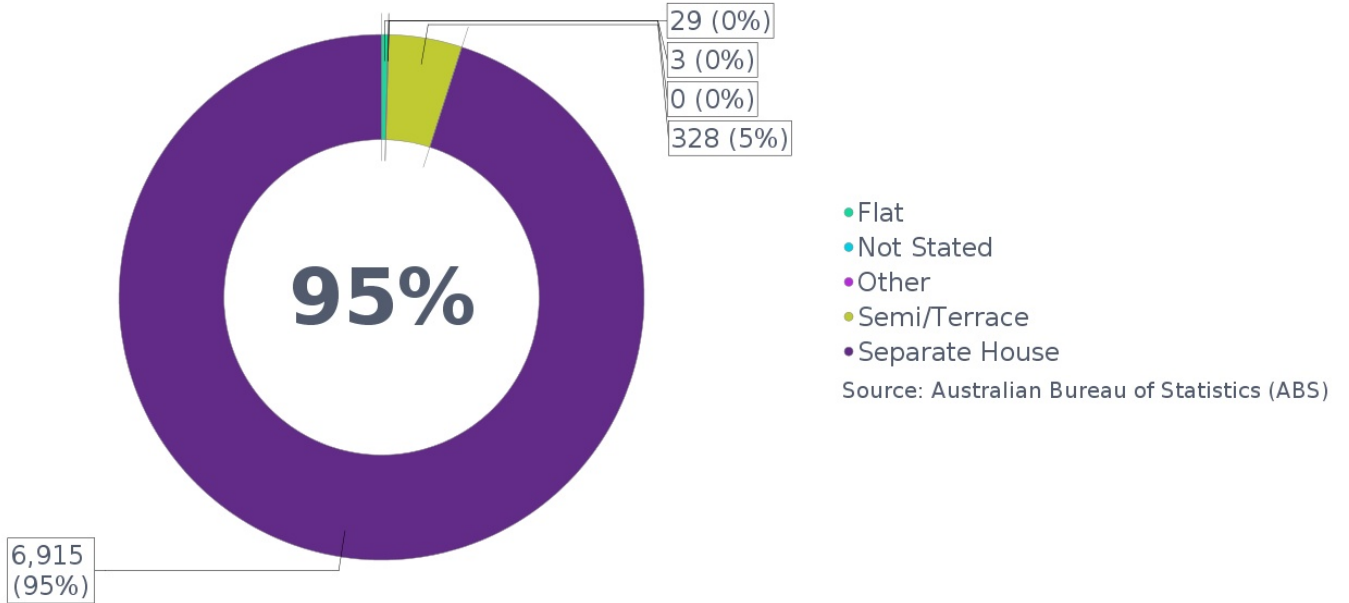
Age of Population (2021)



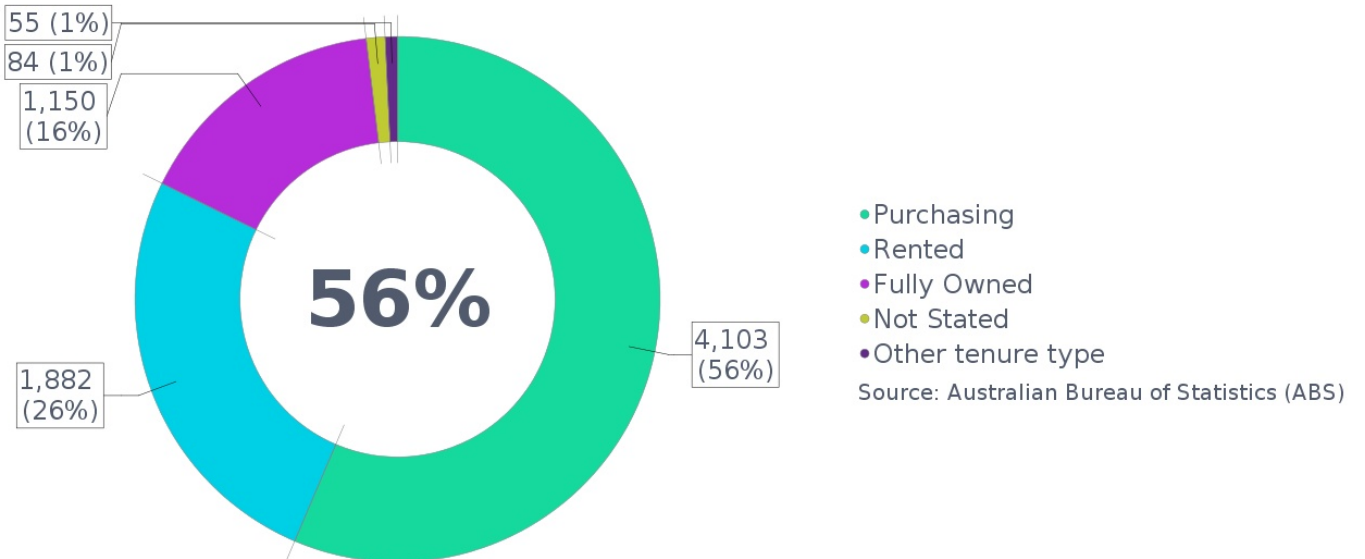
Family Composition (2021)



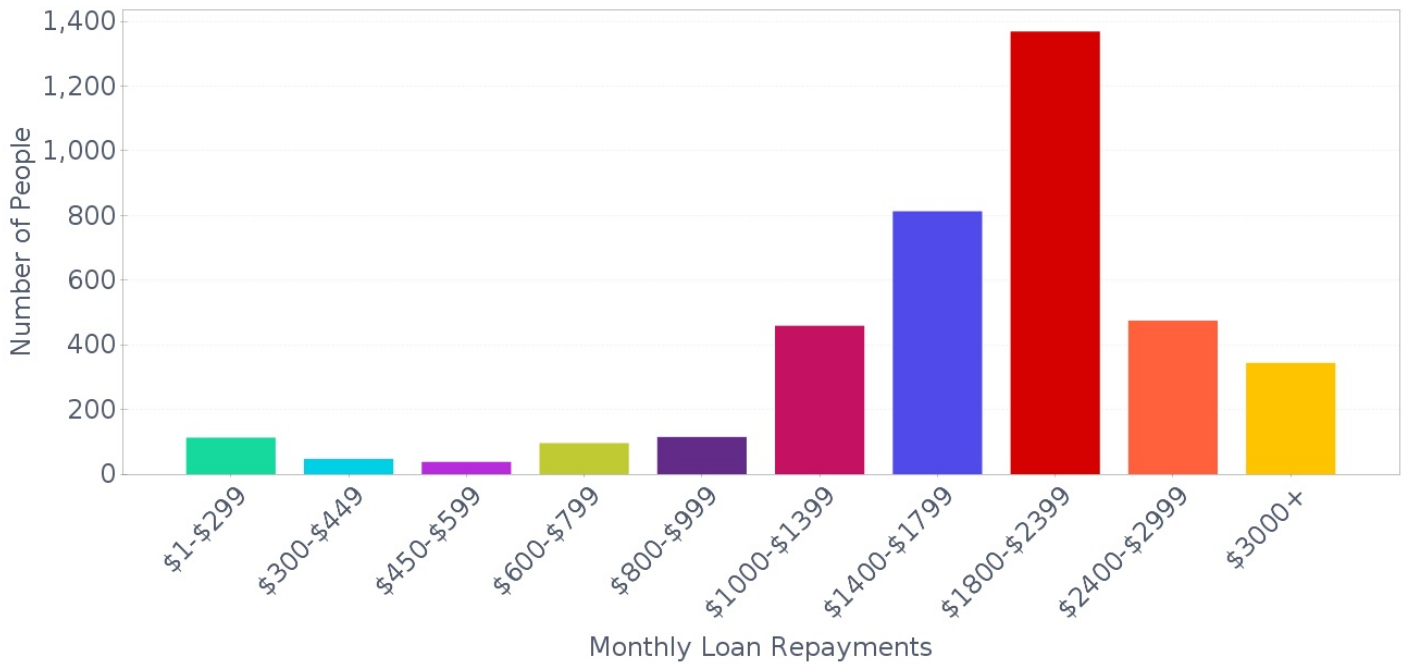
Dwelling Structure (2021)



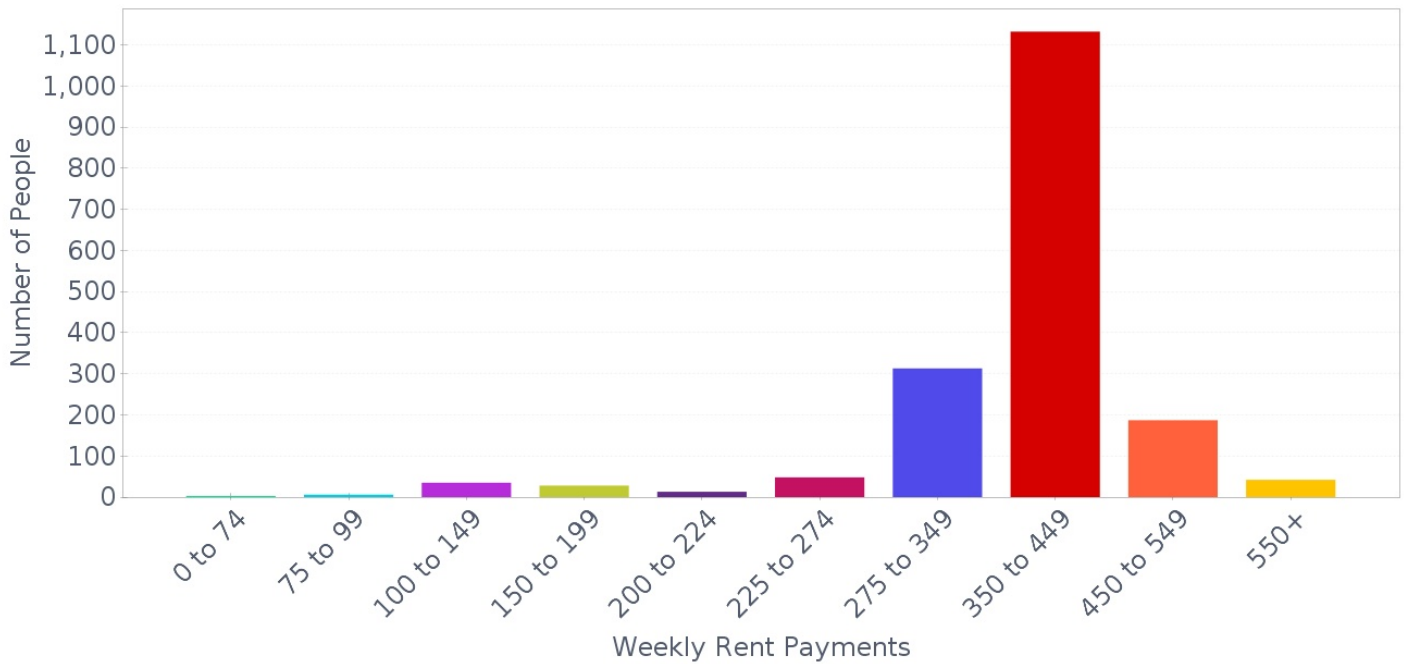
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)



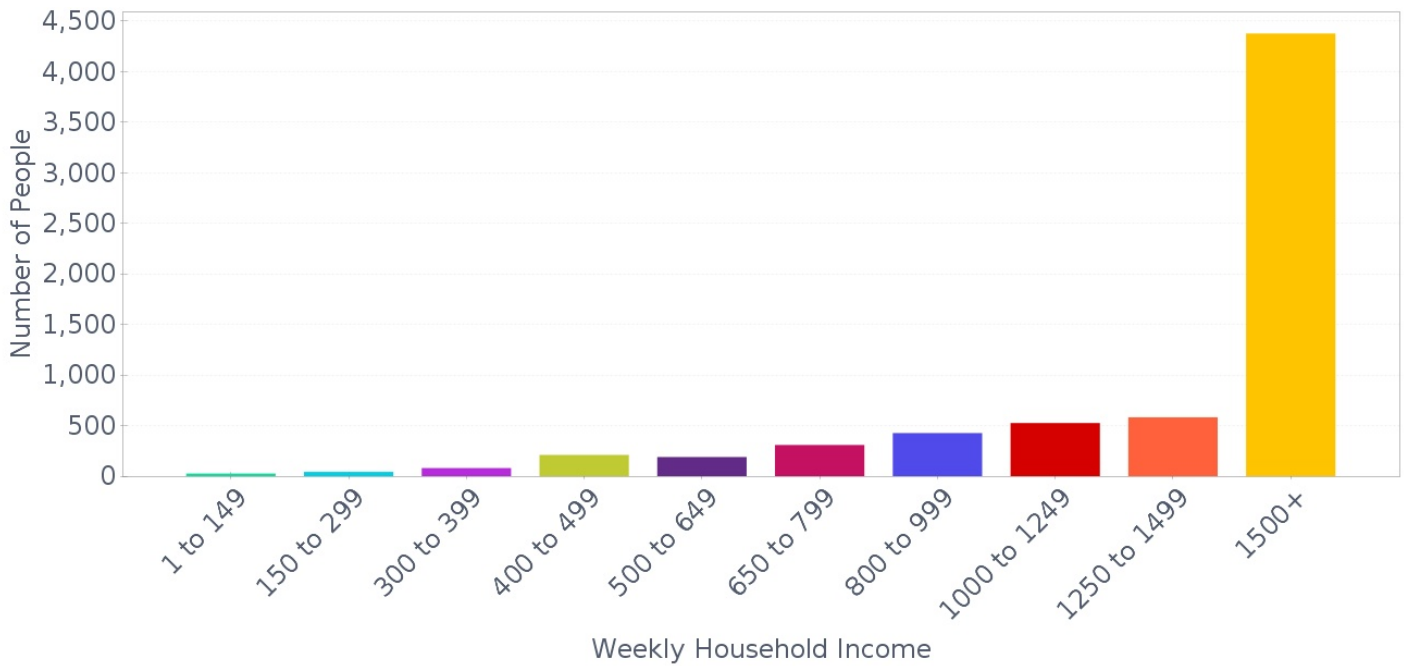
Rent Payments - Weekly (2021)



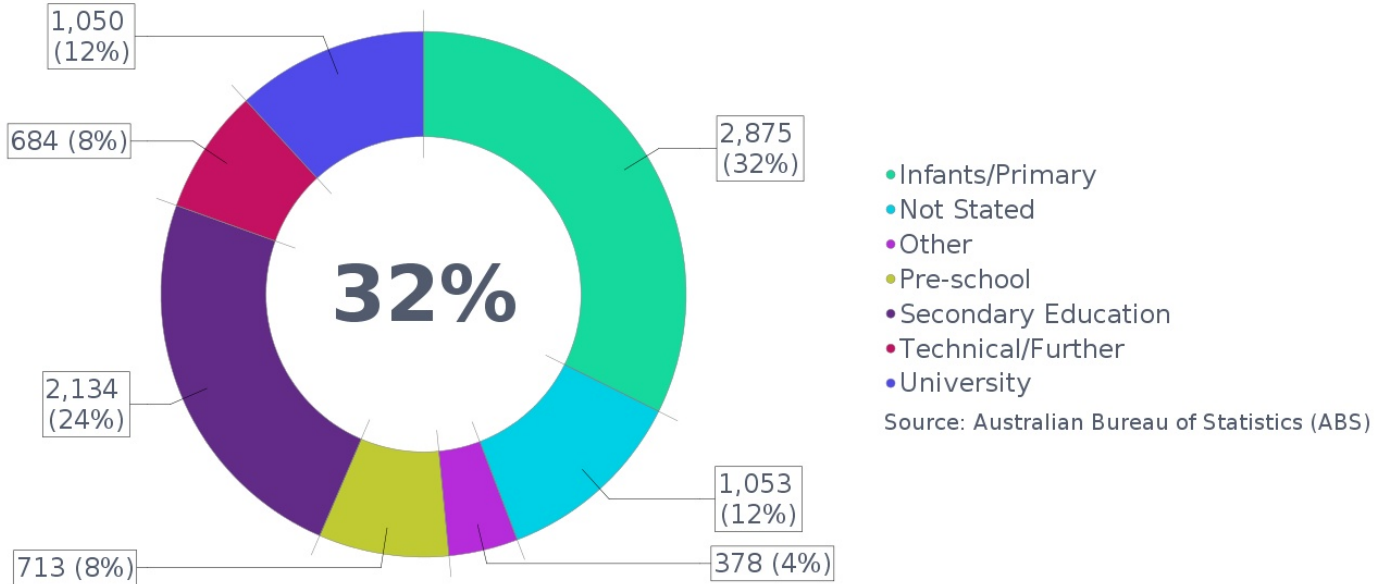
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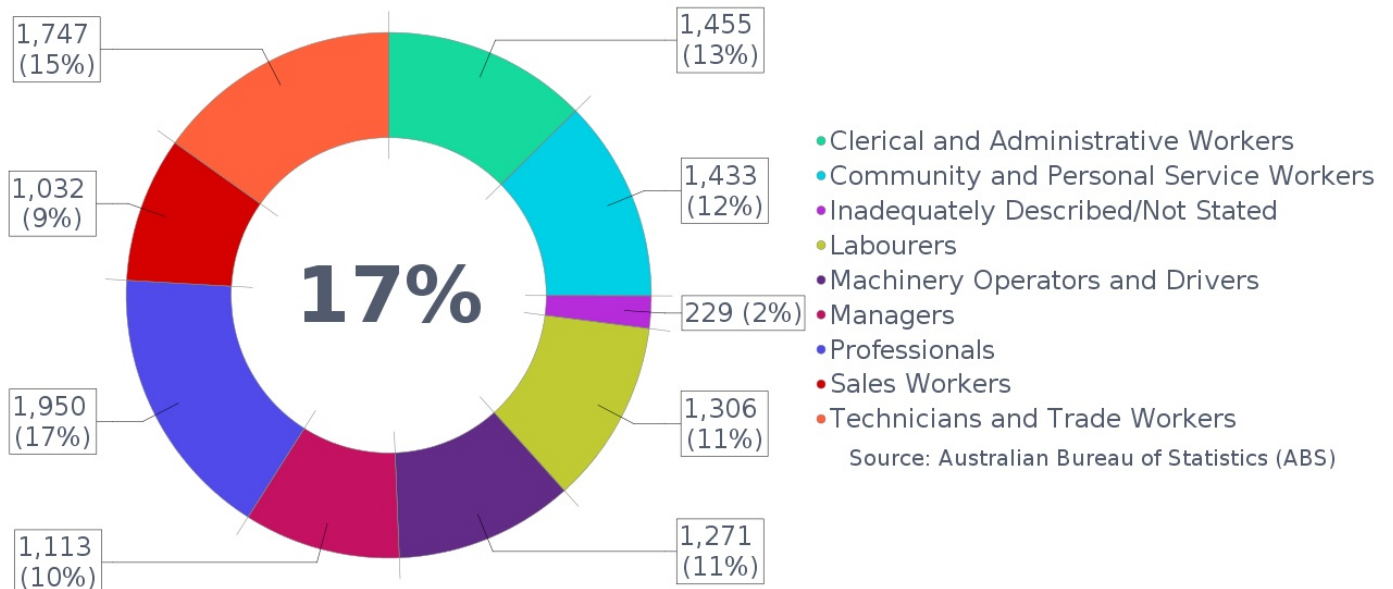
Household Income - Weekly (2021)



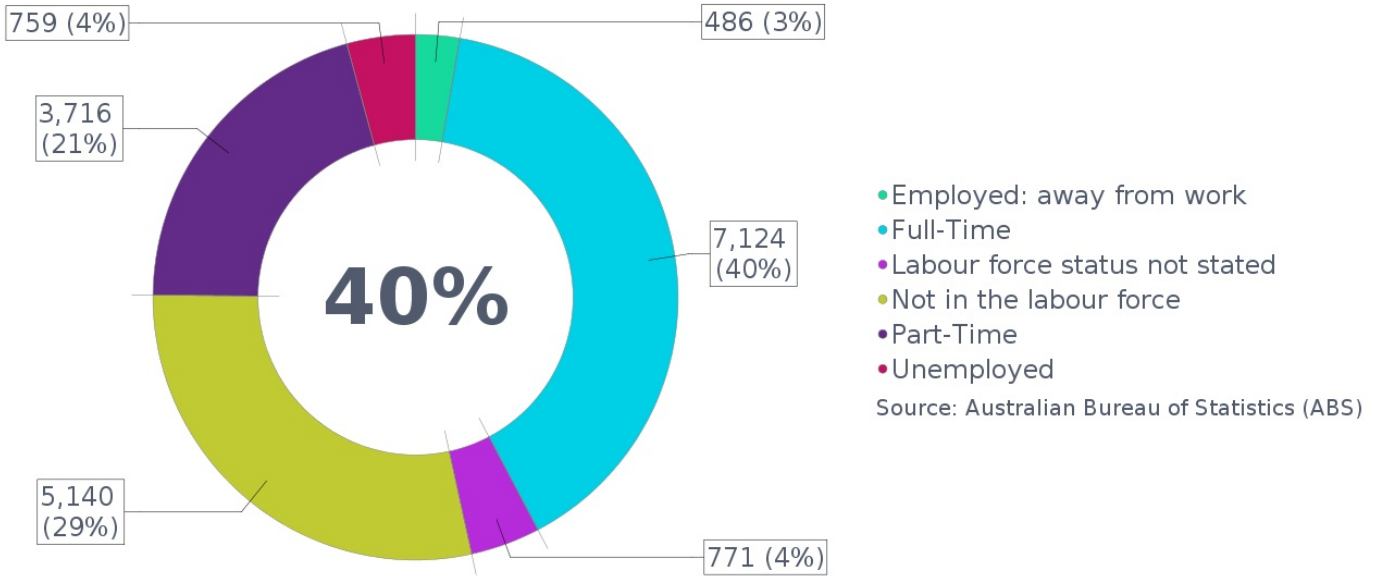
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

